Sales Associate: Bobbi Prescott, License# 603372
Broker of Record: Sandy Olson, License# 527089

Team Office: 6 W Main Street, Middletown, MD 21769
Main Office: 5202 Presidents Court #310, Frederick, MD 21703

Disclosure Package:

12 Dean Lane
Middletown, Maryland 21769

Download these docs from here

- Listing Brokers Offer of Compensation
- Frederick County Property Report
- Plat
- Location Drawing
- SDAT Record
- Current Tax Bill
- Inclusion & Exclusions Addenda
- Maryland Residential Property Disclosure and Disclaimer Statement
- Homeowners Insurance Disclosure
- General Addendum - Appraisal Order Timeline
- Maryland Homeowner Association Act Notice to Buyer
- Maryland Homeowner Act Disclosure to Buyer & Transmittal of Documents
- Notice to Buyer & Seller of Buyer's Rights & Seller's Obligations
- Frederick County Notices and Disclosures
- MLS Errors Disclosure Statement
- Consent for Dual Agency
- Notification of Dual Agency Within a Team
- Affiliated Business Disclosure

PLEASE LEAVE THIS COPY AT THE PROPERTY

– these documents are available online, on the property website and in the MLS –

Docusign Envelope ID: 85F94197-EBDD-8BC3-8023-541371F0AAC1

LISTING BROKER'S OFFER OF COOPERATIVE COMPENSATION

(This form shall *not* be uploaded to the Multiple Listing Service)

Seller(s): John Edwin Hartner, Jr Beth Ann Hartner.

Listing Broker: RE/MAX Results.

Property Address: 12 Dean Lane, Middletown, MD 21769.

This agreement serves as confirmation of the cooperative compensation offered by Listing Broker to Buyer Brokers or Subagents in relation to the sale of the property noted above. The Listing Broker shall pay the cooperative compensation to a Buyer Broker or Subagent who completes performance specified herein. Seller acknowledges that the offer of cooperative compensation is fully negotiable and not fixed by law or established by any membership organization with which Listing Broker is affiliated.

1. In the event of a sale or exchange of the above property is made to a buyer produced or assisted by a Buyer Broker or Subagent, Seller has authorized Listing Broker to pay cooperative compensation to the Buyer Broker or Subagent.

2. Listing Broker shall pay cooperative compensation to the Buyer Broker in the amount of $_____ or 2.5 % of the purchase price.

3. Listing Broker shall pay cooperative compensation to the Subagent in the amount of $_____ or _____ % of the purchase price.

4. The source of compensation does not affect the agency relationships between a buyer and Seller and their respective real estate brokers.

5. Nothing herein shall make a Buyer's Broker or Subagent a party to the Contract of Sale. Buyer's Broker or Subagent shall be an intended third-party beneficiary of the right to be paid compensation from the Listing Broker herein.

6. The cooperative compensation earned by Buyer Broker or Subagent shall be paid at settlement from the proceeds of the transaction.

7. In the event of a conflict relating to cooperative compensation between a Contract of Sale and this Offer of Cooperative Compensation, this Offer of Cooperative Compensation shall control.

RE/MAX Results

Listing Broker (Company Name)

DocuSigned by:
10/7/2026
Listing Broker/Authorized Representative Signature **Date**

Signed by:
10/8/2026
Seller Signature **Date**

Signed by:
10/7/2026
Seller Signature **Date**

Buyer Broker (Company Name)

Buyer Broker/Authorized Representative Signature **Date**

Buyer Signature **Date**

Buyer Signature **Date**

Subagent (Company Name)

Subagent's Broker/Authorized Representative Signature **Date**

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Frederick County, Maryland

Property Report:

12 DEAN LN
Middletown MD 21769

** This data may not include the City of Frederick or other independent municipalities within Frederick County*

General Information

Municipality:	Middletown
Tax Account:	1103595509
Tax Map/Parcel:	0055 /0053
Plat:	0099-0092
Census Tract:	752601
Zoning * :	Click here to view your zoning atlas page.
Comprehensive Land Use* :	Click here to view your comprehensive land use atlas page.

Voting Districts

Precinct:	03-002
Legislative District:	04
Congressional District:	6
Council District:	1

Services Information

Recycle Day:	Red Wednesday
Water Service:	Yes
Sewer Service:	Yes
Broadband:	National Broadband Map

School Districts

High:	Middletown High
Middle:	Middletown Middle
Elementary/ Primary:	Middletown Elementary (3rd-5th) Middletown Primary (Pre-K - 2nd)

Public Safety Information

Police District:	Frederick County Sheriffs Office
Fire Station Number:	7
Fire Station:	Middletown Volunteer Fire Company
Registered Sex Offenders Within 1/4 Mile:	0
Reported Crimes Within 1/4 Mile (2017) * :	101
Hospital:	Frederick Health Hospital

Closest Points of Interest

Library:	Middletown
Park:	Middletown Glen
Farmer's Market:	Middletown Farmer's Market
Golf Course:	Hollow Creek Golf Club
TransIT Service Within 1/4 Mile:	No

Historic Properties in the Area

Please visit the Maryland Inventory of Historic Properties to view further information on each site.

F-4-039 / Middletown Historic District

F-4-074 / Old National Pike Milestone No. 53

F-4-014 / George Bowlus House

This report was dynamically assembled from various layers of geographical information, some of which is not maintained by Frederick County GIS. This report may or may not accurately represent the source address completely and correctly. Any reliance on this data is at the sole risk of the user.

Docusign Envelope ID: 85F94197-EBDD-8BC3-8023-541371F0AAC1

INDEXED 99/92

Owner's Certification and Dedication

We, Middletown Commons Holdings, LLC, a Maryland limited liability company, owners of the property shown and described hereon, consent to and adopt this plan of subdivision consisting of 2 sheets and in consideration of the approval of this Final Plat by the Middletown Planning Commission, establish the minimum building restriction lines, dedicate the public streets to public use and establish the sidewalk easements for public use. We further grant to the Town of Middletown, Maryland, the Water and Sewer Easements and Public Storm Drain Easements as shown on sheet 2, subject to the terms and conditions of a document to be recorded hereafter. We further grant to the Homeowners Association, the Private Stormwater Management Easements shown on sheet 2, subject to the terms and conditions of a document to be recorded hereafter.

We certify that there are no suits, actions at law, leases, liens, mortgages, trusts, easements, or rights of way affecting the property included in this plan of subdivision except as shown or noted hereon and that the requirements of the Town of Middletown Subdivision Regulations and the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, 1974 Edition, have been complied with. As owners of this subdivision we, our successors and assigns, will cause property markers to be set by a registered Maryland Surveyor in accordance with Section 16.32.020(G) of the Town of Middletown Code. Plans for community water and sewer systems and for a point of discharge have been approved by the State of Maryland Department of the Environment and all lots will be served by public water and sewer systems.

Date: 3/22/16

Middletown Commons Holdings, LLC, a Maryland limited liability company

Witness: Stanley Karl

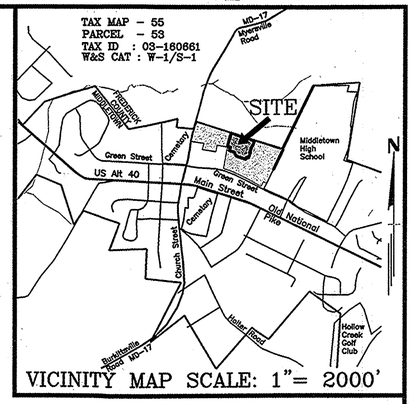
By: Philip N. Margolius
Philip N. Margolius

We hereby assent to this plan of subdivision
NVR, Inc.

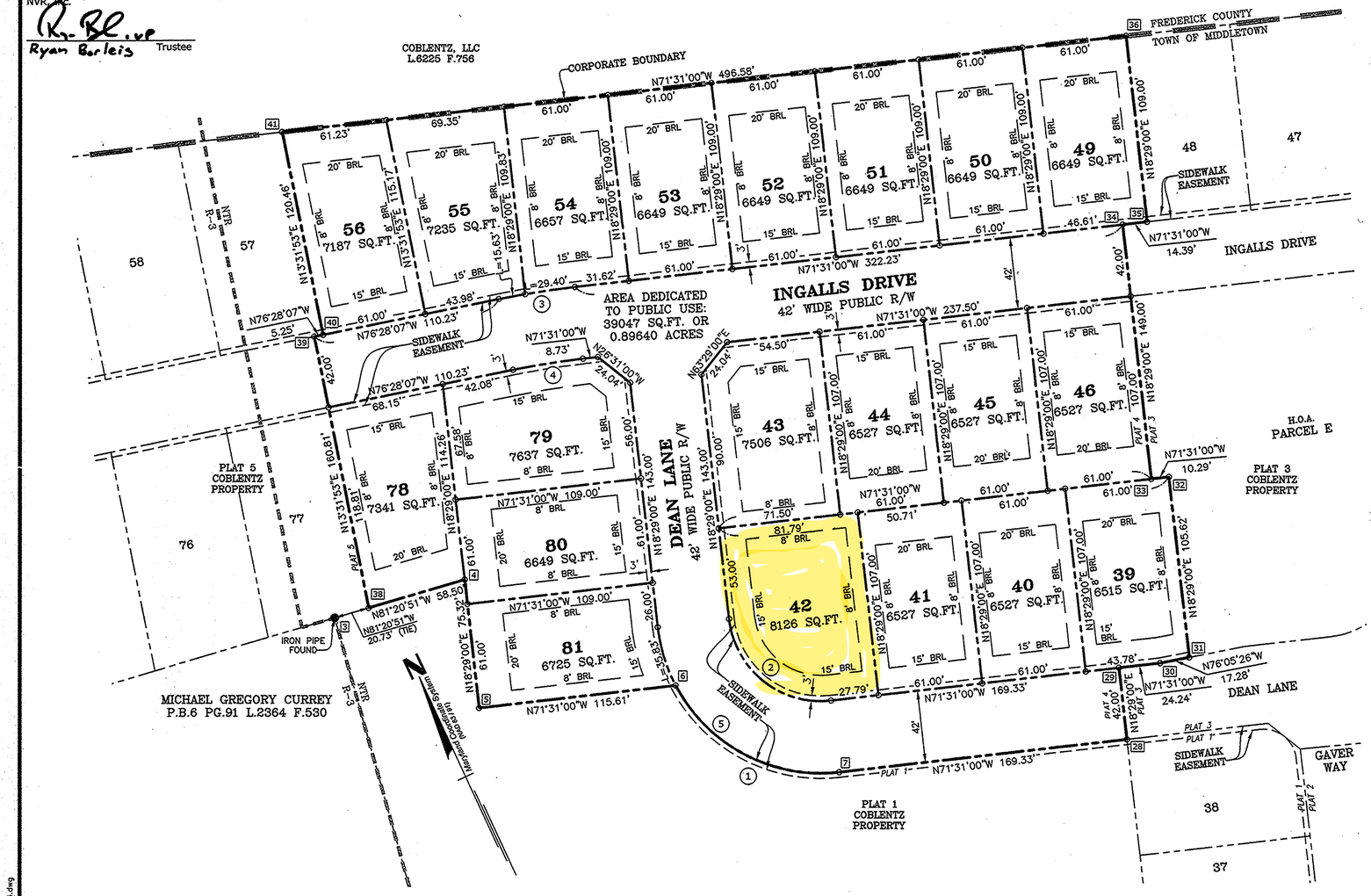
Ryan Berleis Trustee

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	96.00'	114.97'	65.51'	108.22'	N37°12'27"W	68°37'05"
2	54.00'	84.82'	54.00'	76.37'	N26°31'00"W	90°00'00"
3	521.00'	45.03'	22.53'	45.01'	N73°59'33"W	4°57'07"
4	479.00'	41.40'	20.71'	41.38'	N73°59'33"W	4°57'07"
5	96.00'	150.80'	96.00'	135.76'	N26°31'00"W	90°00'00"

Coordinate Table		
Point	Northing	Easting
3	648469.20	1159249.59
4	648457.29	1159327.91
5	648385.85	1159304.03
6	648349.20	1159413.68
7	648263.01	1159479.12
28	648209.33	1159639.72
29	648249.16	1159653.03
30	648241.47	1159676.02
31	648237.32	1159692.79
32	648337.50	1159726.28
33	648340.76	1159716.51
34	648482.07	1159763.75
35	648477.51	1159777.40
36	648580.89	1159811.96
38	648466.09	1159270.08
39	648622.43	1159307.71
40	648621.21	1159312.81
41	648738.32	1159340.99



VICINITY MAP SCALE: 1"= 2000'



Surveyor's Certification

I hereby certify that this Final Plat consisting of 2 sheets is correct, that it is a subdivision of part of the property acquired by Middletown Commons Holdings, LLC, a Maryland limited liability company, from Coblentz, LLC, a Maryland limited liability company, by a deed dated January 28, 2015, and recorded among the Land Records of Frederick County, Maryland, in Liber 10384 at folio 501, and that the requirements of the Town of Middletown Subdivision Regulations and the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, 1974 Edition have been complied with, and that the work reflected hereon, including a boundary survey, was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.

3-18-2016
Date

For: Rodgers Consulting, Inc.
By: Timothy Paul Quinn
Professional Land Surveyor
Maryland Registration No. 20002
(License Expiration Date: 09-20-2016)

General Notes:

1. A 6 foot wide drainage and utility easement is reserved along all lot lines.
2. The property shown on this plat is Zoned: NTR Neo-Traditional Overlay.
3. "H.O.A." designates parcels to be conveyed to the Homeowners Association. Private streets shall be owned and maintained be the H.O.A. in accordance with H.O.A. covenants.
4. Master homeowners covenants & restrictions are recorded in Liber 11099 at folio ___, as amended.
5. Coordinates, courses and distances shown hereon are in the Maryland Coordinate System NAD83/91 (U.S. Survey Feet) based on Real-Time Kinematic Global Positioning System (GPS) observations and incorporating Frederick County Control Surveys GPS control stations:
   PARK II N 648021.150 E 1162373.446
   PARK II AZ N 647939.686 E 1162956.111
   The average combined scale/elevation factor for the site is 0.99997636 and average project elevation is 590'.
6. The property is subject to a Preliminary Plan entitled "Coblentz Property" approved by the Middletown Planning Commission on March 20, 2013.
7. Minimum Building Restriction Lines (BRL) shown hereon are in accordance with a Preliminary Plan entitled "Coblentz Property" approved by the Middletown Planning Commission on March 20, 2013.
8. The front building restriction line (BRL) for lots fronting on public streets are established from the public street right of way line. The front building restriction line (BRL) for lots fronting on private streets are established from the face of curb.
9. According to a study by Rodgers Consulting, Inc., there are no wetlands or 100 year floodplains affecting the property shown hereon.
10. See sheet 2 of 2 for details of the Storm Drain Easements, Stormwater Management Easements and Water & Sewer Easements affecting the property shown on this plat.
11. The owner of any lot or parcel that abuts or adjoins a sidewalk shall be responsible for the maintenance, repair or replacement of the sidewalk in accordance with Section 12.04.040 of the Town of Middletown Code.
12. Lots are to be served by public water and sewer.

0 50 25 100
GRAPHIC SCALE IN FEET
(1" = 50')

APPROVED
MIDDLETOWN PLANNING COMMISSION

11-13-17 Date — Approving Authority

APPROVED
Department of Health
Public Water & Sewer are in conformance with the Frederick County Master Water & Sewer Plan

11-8-17 Date — Approving Authority

Area Tabulation:

Area of Lots	- 137458 Sq.Ft. or	3.15560	Acres
Street Dedication	- 39047 Sq.Ft. or	0.89640	Acres
Total Area of Plat	- 176505 Sq.Ft. or	4.05200	Acres
Total No. of Lots	- 20 Lot(s)		

RODGERS CONSULTING
Knowledge • Creativity • Enduring Values

19847 Century Boulevard
Suite 200
Germantown, Maryland 20874
Ph: 301.948.4700 (Main)
Ph: 301.253.6609 (Frederick)
Fx: 301.948.6256
www.rodgers.com

Symbols:
■ - Concrete Monument
● - Iron Pin
SQ.FT. - Square Feet

STATE OF MARYLAND
TIMOTHY PAUL QUINN
20002
PROFESSIONAL LAND SURVEYOR

The Owner has sworn and subscribed before me this
22 day of MARCH, 2016
Alan M. Margolius
Alan M. Margolius, notary public
My commission expires: February 29, 2020

ALAN M. MARGOLIUS
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires February 29, 2020

Owner(s):
Middletown Commons Holdings, LLC
c/o Hailey Development
3905 National Drive, Suite 105
Burtonsville, MD 20866
Phone: (301) 476-7716
Contact: Rich Thometz

LR - Plat Fee - 5.00
Subdivision Name: Coblentz property 1 of 2
Ref: 98/92
Total: 10.00
11/13/2017 09:31 CC10-LM
#0383592 CC0601 - Frederick County/CC06.01.04 - Register 04

Final Plat
Lots 39-46, 49-56, 78-81,
Ingalls Drive and Dean Lane
Coblentz Property
Town of Middletown (3rd) Election District
Frederick County, Maryland
Scale: 1"= 50' October, 2014

Plat No. 4
Sheet 1 of 2
RCI Job No.: 0747N1

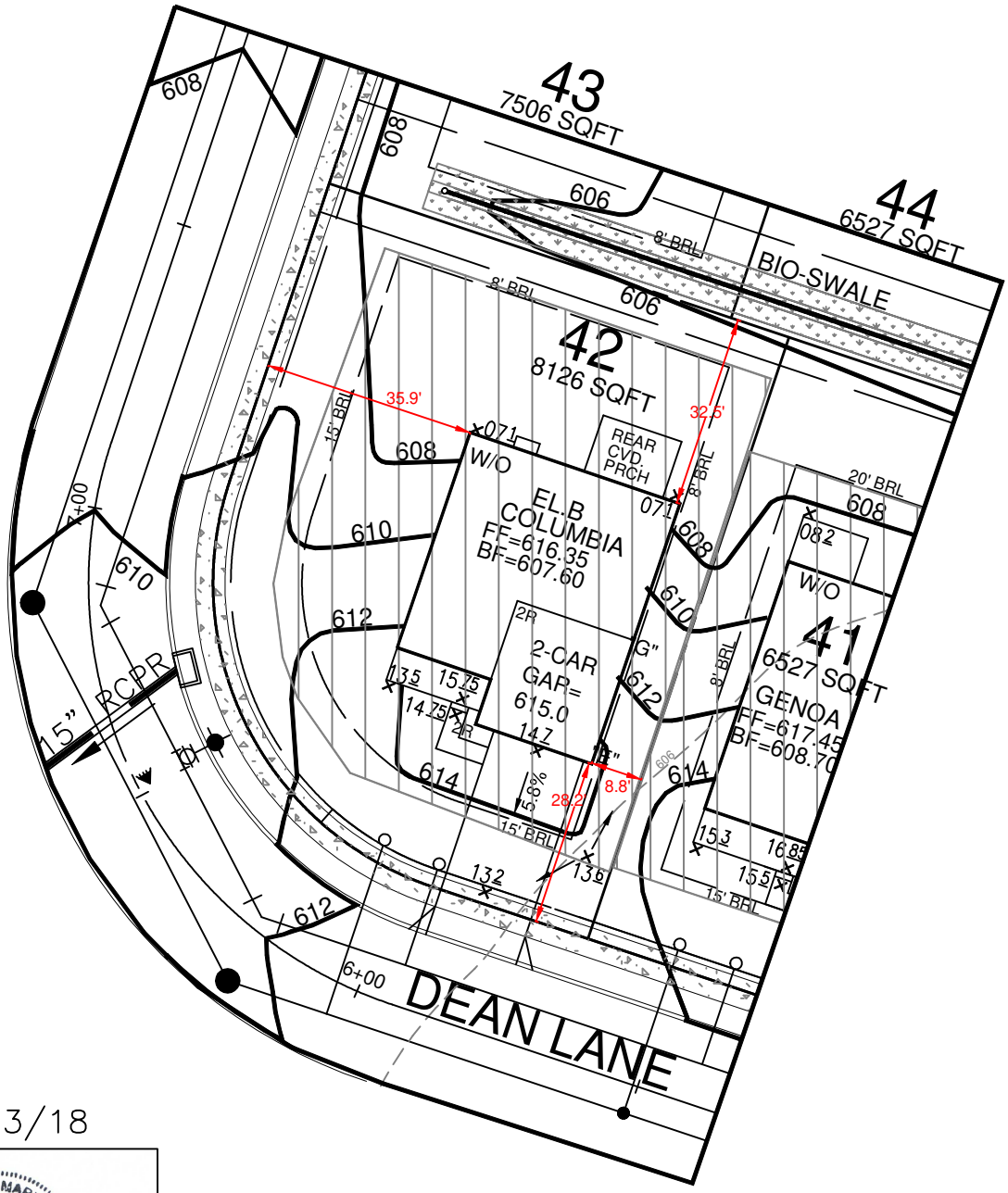
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MSA C2311-18923

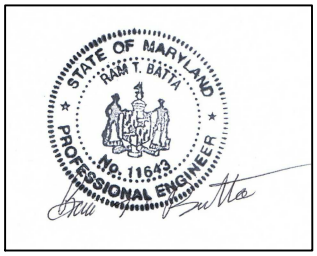
E2015150

N:\MD-Frederick\Coblentz\autocad\Surveying\Plats\REC_PLAT-4.dwg

Maryland State Archives



9/13/18



HEIGHT OF HOUSE= 26'

SUB–DIVISION NAME: COBLENTZ PROPERTY

OWNER: MIDDLETOWN COMMONS HOLDINGS, LLC

DRAWING SCALE 1'=30' LOT NO. 42

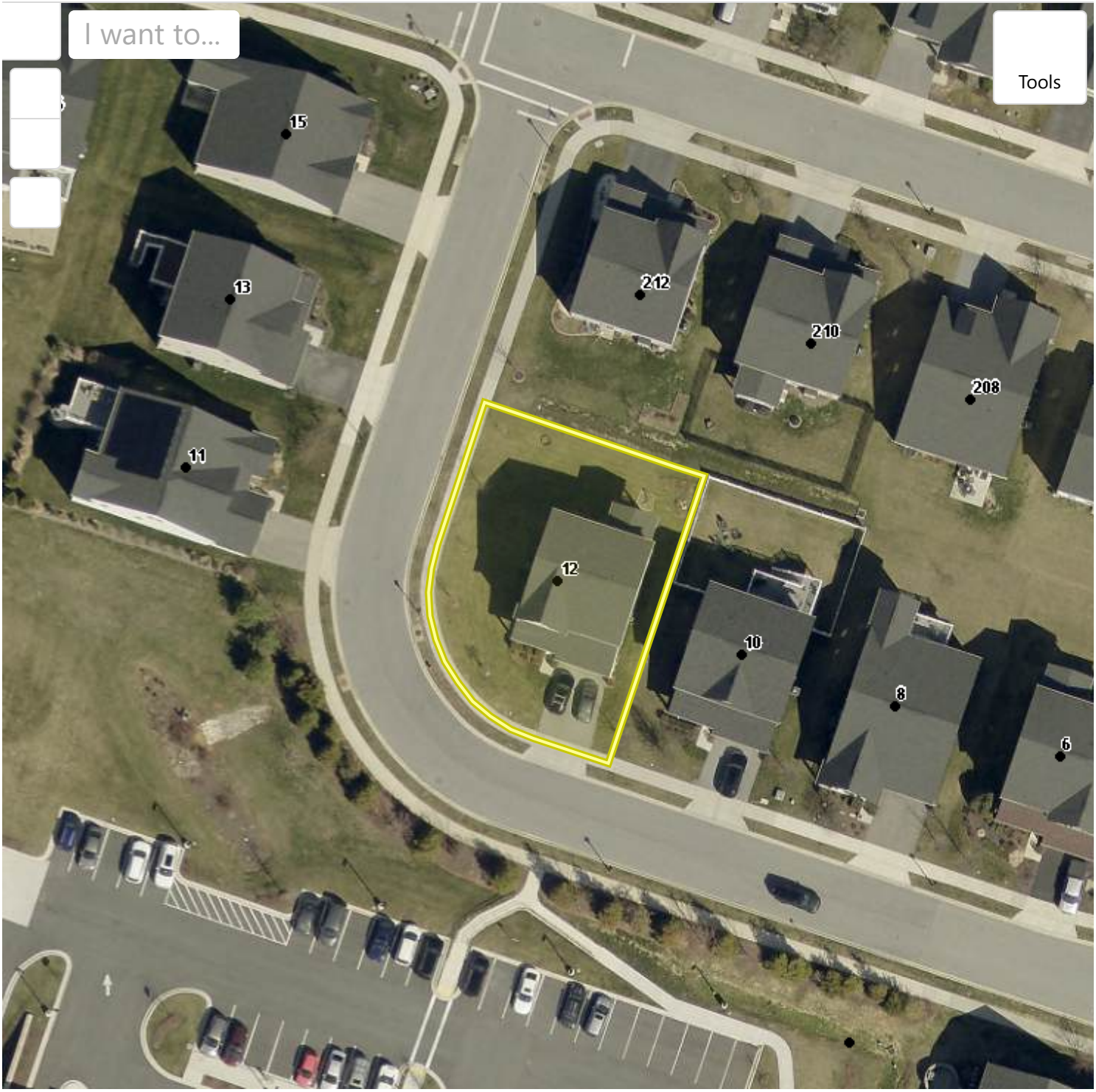
PROPERTY TAX NO.

PROPERTY ADDRESS # 12 DEAN LANE

APPLICANT: RYAN HOMES

I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland, License no. 11643, Expiration Date Sept. 2019."

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Real Property Data Search ( )

Search Result for FREDERICK COUNTY

Search Tax Maps | **No Ground Rent Redemption on File** | **No Ground Rent Registration on File**

Special Tax Recapture: None

Account Number: **District -** 03 **Account Identifier -** 595509

Owner Information

Owner Name:	HARTNER JOHN EDWIN JR HARTNER BETH ANN	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	12 DEAN LANE MIDDLETOWN MD 21769-	**Deed Reference:**	/12896/ 00439

Location & Structure Information

Premises Address:	12 DEAN LN MIDDLETOWN 21769-	**Legal Description:**	LOT 42 8,126 SQ FT COBLENTZ PROPERTY

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
065B	0004	0053	3030040.11	0000			42	2027	Plat Ref:	99/ 92

Town: MIDDLETOWN

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2019	2,492 SF	650 SF	8,126 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements	Pending Permit
2	YES	STANDARD UNIT	SIDING/	5	3 full/ 1 half	1 Attached		None

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2024	As of 07/01/2026	As of 07/01/2027
Land:	134,500	134,500		
Improvements	470,100	470,100		
Total:	604,600	604,600	604,600	
Preferential Land:	0			

Transfer Information

Seller: NVR INC	**Date:** 03/29/2019	**Price:** $453,385
Type: ARMS LENGTH IMPROVED	**Deed1:** /12896/ 00439	**Deed2:**
Seller: MIDDLETOWN COMMONS	**Date:** 10/05/2018	**Price:** $808,712
Type: ARMS LENGTH MULTIPLE	**Deed1:** /12658/ 00258	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2026	07/01/2027
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|	0.00|

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 08/05/2019

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Docusign Envelope ID: 85F94197-EBDD-8BC3-8023-541371F0AAC1

Treasurer of Frederick County
PO Box 4310
Frederick, MD 21705-4310
Office Hours: Mon-Fri, 8 am - 4 pm
Phone: (301) 600-1111

FREDERICK COUNTY MD

REAL ESTATE TAXES AND FEES

www.frederickcountymd.gov/treasury

Levy Period	Parcel ID	Year	Bill Type	Occupancy	Bill No.	Bill Date
07/01/2026 - 06/30/2027	03-595509	2027	FY	PRINCIPAL RESIDENCE	2938280	07/01/2026

HARTNER JOHN EDWIN JR
HARTNER BETH ANN
12 DEAN LANE
MIDDLETOWN, MD 21769

Property Location
12 DEAN LN

Property Description
LOT 42
8,126 SQ FT
COBLENTZ PROPERTY

Liber 12896 **Folio** 439

Charges	Assessment/Units	Rate	Amount
STATE TAXES	604,600	.112000	677.15
COUNTY TAXES	604,600	1.110000	6,711.06
MIDDLETOWN TAX	604,600	.232000	1,402.67
SYSTEM BENEFIT CHG	1	88.000	88.00
HMSTD STATE TAX CR	-21,622	.112000	-24.22
HMSTD COUNTY TAX CR	-97,560	1.110000	-1,082.92
HMSTD MUN TAX CR	-97,560	.232000	-226.34
TOTAL			7,545.40
TOTAL DUE			7,545.40

County Current Real Property Tax Rate		Preceding County Real Property Tax Rate		Difference
1.11	--	1.11	=	.0000

If you have a mortgage, please verify payment of your taxes with your present mortgage company.

PLEASE SEE THE PAYMENT SCHEDULE BELOW FOR AMOUNT DUE.

FREDERICK COUNTY MARYLAND

Parcel ID	Year	Bill Type	Bill No.
03-595509	2027	FY	2938280

Return this coupon with your payment

2nd Semiannual Payment Schedule

If paid in:	Disc/Int	Amount Due
DEC	105.97	3,834.66
JAN	141.30	3,869.99
FEB	176.63	3,905.32

☐ Check here if your address changed & enter changes on the reverse side

HARTNER JOHN EDWIN JR
HARTNER BETH ANN
12 DEAN LANE
MIDDLETOWN, MD 21769

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

20820271029382801000036887930000000000

FREDERICK COUNTY MARYLAND

Parcel ID	Year	Bill Type	Bill No.
03-595509	2027	FY	2938280

Choose payment option below

Annual Payment Schedule

If paid in:	Disc/Int	Amount Due
JUL	-79.80	7,465.60
AUG	-39.90	7,505.50
SEP	0.00	7,545.40
OCT	71.52	7,616.92
NOV	143.06	7,688.46
DEC	214.58	7,759.98
JAN	286.12	7,831.52
FEB	357.66	7,903.06

Return this coupon with your payment

1st Semiannual Payment Schedule

If paid in:	Disc/Int	Amount Due
JUL	-39.90	3,776.81
AUG	-19.95	3,796.76
SEP	0.00	3,816.71
OCT	36.20	3,852.91
NOV	72.41	3,889.12

☐ Check here if your address changed & enter changes on the reverse side

HARTNER JOHN EDWIN JR
HARTNER BETH ANN
12 DEAN LANE
MIDDLETOWN, MD 21769

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

20820271029382801000037768120000000000

Docusign Envelope ID: 85F94197-EBDD-8BC3-8023-541371F0AAC1

DISCLOSURE OF INCLUSIONS/EXCLUSIONS, LEASED ITEMS, AND UTILITIES ADDENDUM

UPON EXECUTION BY BUYER AND SELLER, THIS DOCUMENT WILL BECOME AN ADDENDUM TO THE CONTRACT OF SALE

SELLER'S DISCLOSURE made on 10/8/2026 ■ ADDENDUM to Contract of Sale dated _____

between Buyer _____

and Seller John Edwin Hartner, Jr Beth Ann Hartner

for Property known as 12 Dean Lane, Middletown, MD 21769.

1. INCLUSIONS/EXCLUSIONS. Included in the purchase price are all permanently attached fixtures, including all smoke detectors (and, carbon monoxide detectors, as applicable). Certain other **now existing items** which may be considered personal property, whether installed or stored upon the property, ***are included if box below is checked***.

[ ] Alarm System	[X] Exist. W/W Carpet	[ ] Playground Equipment	[ ] TV Antenna
[X] Ceiling Fan(s) # Al	[X] Fireplace Screens/Doors	[ ] Pool, Equipment & Cover	[ ] Trash Compactor
[ ] Central Vacuum	[ ] Fireplace Equipment	[X] Refrigerator(s) # 1	[ ] Wall Mount TV Brackets
[X] Clothes Dryer	[ ] Freezer	[X] w/ Ice Maker(s) # 1	[X] Wall Oven(s) # 1
[X] Clothes Washer	[X] Furnace Humidifier	[ ] Satellite Dish	[ ] Water Filter
[ ] Cooktop	[X] Garage Opener(s) # 1	[X] Screens	[ ] Water Softener
[X] Dishwasher	[ ] Garage remote(s) # ___	[X] Shades/Blinds	[ ] Window A/C Unit(s) # ___
[X] Drapery/Curtain Rods	[X] Garbage Disposal	[ ] Storage Shed(s) # ___	[ ] Window Fan(s) # ___
[ ] Draperies/Curtains	[ ] Hot Tub, Equipment & Cover	[ ] Storm Doors	[ ] Wood Stove
[ ] Electronic Air Filter	[ ] Intercom	[ ] Storm Windows	
[X] Exhaust Fan(s) # Al	[X] Microwave	[X] Stove or Range	

ADDITIONAL INCLUSIONS (SPECIFY): _____

ADDITIONAL EXCLUSIONS (SPECIFY): _____

2. LEASED ITEM(S) INCLUDED:

[ ] Fuel Tank(s)	[ ] Other _____
[ ] Solar Panels	[ ] Other _____
[ ] Alarm System	[ ] Other _____
[ ] Water Treatment System	[ ] Other _____

ADDITIONAL TERMS AND/OR INFORMATION REGARDING LEASED ITEM(S): _____

3. UTILITIES: WATER, SEWAGE, HEATING, AND AIR CONDITIONING **(check all that apply):**

Water Supply	[X] Public	[ ] Well				
Sewage Disposal	[X] Public	[ ] Septic	[ ] Other _____			
Heating	[X] Gas	[ ] Electric	[ ] Oil	[ ] Heat Pump	[ ] Other _____	
Hot Water	[X] Gas	[ ] Electric	[ ] Oil		[X] Other ~~Tankless~~	
Air Conditioning	[ ] Gas	[X] Electric			[ ] Other _____	

Utility Service Providers: _____

All other terms and conditions of the Contract of Sale remain in full force and effect.

Buyer Signature	**Date**	Signed by: John Edwin Hartner, Jr 21234A4E8A1A4C1... **Seller Signature**	10/8/2026 **Date**
Buyer Signature	**Date**	Signed by: Beth Hartner 1B0F3D5E6A7C8B9... **Seller Signature**	10/7/2026 **Date**

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RE/MAX Results, 5202 Presidents Court #310 Frederick MD 21703 Phone: **3015146163** Fax: **3016985344** **Template**
Bobbi Prescott
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 12 Dean Lane, Middletown, MD 21769

Legal Description: LOT 42 8,126 SQ FT COBLENTZ PROPERTY

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, *Annotated Code of Maryland*, requires the seller of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the seller is selling the property "as is" and makes no representations or warranties as to the condition of the property or any improvements on the real property, except as otherwise provided in the contract of sale, or in a listing of latent defects; or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects or other information about the condition of the real property actually known by the seller. Certain transfers of residential property are excluded from this requirement (see the exemptions listed below).

10-702. EXEMPTIONS. The following are specifically excluded from the provisions of §10-702:

1. The initial sale of single family residential real property:
   A. that has never been occupied; or
   B. for which a certificate of occupancy has been issued within 1 year before the seller and buyer enter into a contract of sale;
2. A transfer that is exempt from the transfer tax under §13-207 of the Tax-Property Article, except land installment contracts of sales under §13-207(a) (11) of the Tax-Property Article and options to purchase real property under §13- 207(a)(12) of the Tax-Property Article;
3. A sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure;
4. A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;
5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. A transfer of single family residential real property to be converted by the buyer into use other than residential use or to be demolished; or
7. A sale of unimproved real property.

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

(1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
(2) Would pose a direct threat to the health or safety of:
   (i) the purchaser; or
   (ii) an occupant of the real property, including a tenant or invitee of the purchaser.

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO SELLERS: Complete and sign this statement only if you elect to disclose defects, including latent defects, or other information about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

NOTICE TO PURCHASERS: The information provided is the representation of the Seller(s) based upon the actual knowledge of Seller(s) as of the date of their signature(s) on this form; it is not the representation of the real estate broker or salesperson, if any. You may wish to obtain professional advice about, or an inspection of, the property. Disclosure by the Seller(s) is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Seller(s) as to; the condition of the property of which the Seller(s) has no actual knowledge, or other conditions of which the Seller(s) has no actual knowledge.

Please indicate your actual knowledge with respect to the following:

1. How long have you owned the property? 7 and 1/2 years
2. Property Systems: Water, Sewage, Heating & Air Conditioning (Answer all that apply)
   Water Supply ☒ Public □ Well □ Other _____
   Sewage Disposal ☒ Public □ Septic System: What type of Septic System? □ Holding Tank □ Other Describe: _____
   Garbage Disposal ☒ Yes □ No
   Dishwasher ☒ Yes □ No
   Heating ☐ Oil ☒ Natural Gas □ Electric □ Heat Pump Age _____ □ Other Describe: _____

Air Conditioning ☒ Central Air ☐ Window Units ☐ Wall Mounted A/C ☐ Other Describe: _____

Hot Water ☐ Oil ☒ Natural Gas ☐ Electric ☐ Capacity ____ Age ___ ☒ Other Tankless

3. Foundation: Any settlement or other problems? ☐ Yes ☒ No ☐ Unknown
   Comments: _____
4. Basement: Does your house have a basement or crawl space? ☒ Yes ☐ No
   If yes, select one: ☒ Basement ☐ Crawl Space
   a. Is there any water damage, leaks, or evidence of moisture? ☐ Yes ☒ No ☐ Unknown
   b. Does the basement or crawl space have a sump pump? ☒ Yes ☐ No
   If yes, is it operational? ☒ Yes ☐ No ☐ Unknown
   Comments: _____
5. Roof: Any leaks or evidence of moisture? ☐ Yes ☒ No ☐ Unknown
   Type of Roof: Asphalt Shingles Age 7.5 years
   Comments: _____
   Is there any existing fire-retardant treated plywood? ☐ Yes ☐ No ☒ Unknown
   Comments: _____
6. Other Structural Systems, including walls and floors:
   Comments: _____
   Any defects (structural or otherwise)? ☐ Yes ☒ No ☐ Unknown
   Comments: _____
7. Plumbing system: Is the system in operating condition including the absence of leaks? ☒ Yes ☐ No ☐ Unknown
   Comments: _____
8. Heating Systems: Is heat supplied to all finished rooms? ☒ Yes ☐ No ☐ Unknown
   Comments: _____
   Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown
   Comments: _____
9. Air Conditioning System: Is there an air conditioning system? ☒ Yes ☐ No
   If yes, select one: ☒ Central Air ☐ Window Units ☐ Wall Mounted A/C ☐ Other Describe: _____
   Comments: _____
   a. Is cooling supplied to all finished rooms? ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply
   Comments: _____
   b. Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply
   Comments: _____
10. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets, or wiring? ☐ Yes ☒ No ☐ Unknown
    Comments: _____
11. Does the property have a sprinkler system? ☒ Yes ☐ No
12. Do the smoke alarms comply with all requirements for smoke alarms as set forth in Title 9 of the Public Safety article, including with respect to their number, location, arrangement, type, power source, and any other requirement? (See sections 9-101-109 of the Public Safety article.) ☒ Yes ☐ No ☐ Unknown
    Comments: _____
    a. Will all smoke alarms provide an alarm in the event of a power outage? ☒ Yes ☐ No ☐ Unknown
    b. Are any of the smoke alarms over 10 years old? ☐ Yes ☒ No ☐ Unknown
    c. Are all battery-operated smoke alarms sealed, tamper resistant units incorporating a silence/hush button and using long-life batteries. ☐ Yes ☒ No ☐ Unknown ☐ N/A (no battery operated units)
13. Sewer/Septic Systems: What type of sewer/septic system? Select one: ☒ Public ☐ Septic
    a. If septic, what type: ☐ Holding Tank ☐ Other Describe: _____
    b. Is the septic system functioning properly? ☐ Yes ☐ No ☐ Unknown ☒ Does Not Apply
    If not sure, contact your local health department.
    c. When was the system last pumped? Date _____ ☐ Unknown
    Comments: _____
14. Water Supply: Any problem with water supply? ☐ Yes ☒ No ☐ Unknown
    Comments: _____
    a. Home water treatment system: ☐ Yes ☒ No ☐ Unknown
    Comments: _____
    b. Fire sprinkler system: ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply
    Comments: _____
    c. Are the systems in operating condition? ☒ Yes ☐ No ☐ Unknown
    Comments: _____
15. Insulation:
    In exterior walls? ☒ Yes ☐ No ☐ Unknown
    In ceiling/attic? ☒ Yes ☐ No ☐ Unknown
    In any other areas? ☐ Yes ☒ No Where? _____
    Comments: _____

16. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain? □ Yes ☒ No □ Unknown
Comments: _____
Are gutters and downspouts in good repair? ☒ Yes □ No □ Unknown
Comments: _____
17. Wood-destroying insects: Any infestation and/or prior damage? □ Yes ☒ No □ Unknown
Comments: _____
Any treatments or repairs? □ Yes ☒ No □ Unknown
Any warranties? □ Yes ☒ No □ Unknown
Comments: _____
18. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, oil tank, propane tank, underground storage tanks, or other contamination) on the property? □ Yes ☒ No □ Unknown
If yes, specify below.
Comments: _____
    a. If you or a contractor have made improvements to the property, were the required permits issued by the county or local permitting office, and did the improvements pass all required inspections? □ Yes □ No ☒ Does Not Apply □ Unknown
    Comments: _____
19. If the property relies on fossil fuel combustion for heat, ventilation, hot water, clothes dryer operation, or other purposes, is a carbon monoxide alarm installed in the property? ☒ Yes □ No □ Unknown
Comments: _____
20. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? □ Yes ☒ No □ Unknown If yes, specify below.
Comments: _____
21. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District? □ Yes ☒ No □ Unknown If yes, specify below.
Comments: _____
    a. If answered Yes, are there currently any open violations? Comments: _____
22. Is the property subject to any restriction imposed by a Homeowners Association or any other type of community association? ☒ Yes □ No □ Unknown If yes, specify below.
Comments: Property is part of a homeowner's association.
23. Is the property subject to any restrictions imposed by a covenant? ☒ Yes □ No □ Unknown If yes, specify below.
Comments: Property is part of a homeowner's association.
24. Has the property ever had flooding or a fire? □ Yes ☒ No □ Unknown
Comments: _____
25. Are there any other material defects, including latent defects, affecting the physical condition of the property? □ Yes ☒ No □ Unknown
Comments: _____

NOTE: Seller(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

The seller(s) acknowledge having carefully examined this statement, including any comments, and verify that it is complete and accurate as of the date signed. The seller(s) further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Signed by:

Seller(s) John Edwin Hartner, Jr Date 10/8/2026

Signed by: 8853445D...

Seller(s) Date 10/7/2026

CFDD1ED7ABA3459...

NOTICE TO PURCHASER: THIS DISCLOSURE STATEMENT IS NOT A SUBSTITUTE FOR A HOME INSPECTION.

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO SELLER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

(1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and

(2) Would pose a direct threat to the health or safety of:

(i) the purchaser; or

(ii) an occupant of the real property, including a tenant or invitee of the purchaser.

Except for the latent defects listed below, the undersigned seller(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The seller(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Does the seller(s) have actual knowledge of any latent defects? □ Yes □ No If yes, specify:

_____

_____

_____

_____

_____

_____

_____

_____

_____

Seller _____ Date _____

Seller _____ Date _____

NOTICE TO PURCHASER: THIS DISCLAIMER STATEMENT IS NOT A SUBSTITUTE FOR A HOME INSPECTION.

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____

Docusign Envelope ID: 85F94197-EBDD-8BC3-8023-541371F0AAC1

FREDERICK COUNTY ASSOCIATION OF REALTORS®

HOMEOWNER'S INSURANCE DISCLOSURE

FREDERICK COUNTY ASSOCIATION OF REALTORS®

Property Address: 12 Dean Lane, Middletown, MD 21769
Street Address City/State/Zip

To assist the buyer in securing a homeowner's policy, the Seller makes the following disclosure by checking the appropriate statement:

1. _X_ I/We have filed no insurance claims, nor have any knowledge of any claims filed on the property listed above in the past five (5) years. I/We are not aware of any existing conditions that may lead to a claim against our homeowner's insurance policy.

2. ___ I/We have filed _____ insurance claim(s), or know that there has/have been claims made during the past five (5) years, either by me/us or by the previous owner(s).

3. ___ I/We are aware of conditions that may lead to a future insurance claim.

If item number 2 and/or 3 are checked, please describe the facts of the claim and/or conditions that may lead to a claim:

The current insurance company is: Selective

Signed by:
John Edwin Hartner, Jr 10/8/2026
212334EF853445...
Seller's Signature/Date

Buyer's Signature/Date

Signed by:
Beth Hartner 10/7/2026
CFDD1ED7ABA34...
Seller's Signature/Date

Buyer's Signature/Date

Updated January 2021

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Docusign Envelope ID: 85F94197-EBDD-8BC3-8023-541371F0AAC1

GENERAL ADDENDUM

Special provisions attached to and hereby made a part thereof, the Contract dated _____

on Lot 42 , Block _____ , Subdivision Middletown Glen ,

12 Dean Lane, Middletown, MD 21769 ,

located in Frederick County , Maryland between

(Purchasers) _____

and (Sellers) John Edwin Hartner, Jr Beth Ann Hartner .

ALL PARTIES UNDERSTAND AND AGREE THAT THE BUYER WILL HAVE THEIR LENDER ORDER THE APPRAISAL FOR THE ABOVE MENTIONED PROPERTY WITHIN 10 DAYS OF CONTRACT RATIFICATION WITH CONFIRMATION SENT BY EMAIL TO THE LISTING AGENT AT THE FOLLOWING EMAIL ADDRESS:

BOBBIPRESCOTT@GMAIL.COM .

Signed by:
John Edwin Hartner, Jr
Seller 2334EF853445D...

Purchaser

Signed by:
Beth Hartner
Seller 6DD1ED7ABA3459...

Purchaser

10/8/2026
Date

Date

FORM #1320 **7/05**

Docusign Envelope ID: 85F94197-EBDD-8BC3-8023-541371F0AAC1

Maryland REALTORS®

MARYLAND HOMEOWNERS ASSOCIATION ACT
NOTICE TO BUYER

For resale of a lot within a development of ANY size
OR for the initial sale of a lot within a development containing 12 or fewer lots,
to a person who intends to occupy or rent the lot for residential purposes.

ADDENDUM DATED _____ TO CONTRACT OF SALE
BUYER(S): _____
SELLER(S): John Edwin Hartner, Jr Beth Ann Hartner
PROPERTY: 12 Dean Lane, Middletown, MD 21769

The following notice applies to members of the public who intend to occupy or rent a lot for residential purposes. Under the Maryland Homeowners Association Act ("Act"), "lot" means any plot or parcel of land on which a dwelling is located or will be located within a development.

This sale is subject to the requirements of the Maryland Homeowners Association Act ("the Act"). The Act requires that the seller disclose to you, at or before the time the contract is entered into, or within 20 calendar days of entering into the contract, certain information concerning the development in which the lot you are purchasing is located. The content of the information to be disclosed is set forth in Section 11B-106(b) of the Act ("the MHAA information") as follows:

(1). A statement as to whether the lot is located within a development;

(2). Fees:

(i). The current monthly fees or assessments imposed by the homeowners association upon the lot;
(ii). The total amount of fees, assessments, and other charges imposed by the homeowners association upon the lot during the prior fiscal year of the homeowners association; and
(iii). A statement of whether any of the fees, assessments, or other charges against the lot are delinquent;

(3). The name, address, and telephone number of the management agent of the homeowners association, or other officer or agent authorized by the homeowners association to provide to members of the public, information regarding the homeowners association and the development, or a statement that no agent or officer is presently so authorized by the homeowners association;

(4). A statement as to whether the owner has actual knowledge of:

(i). The existence of any unsatisfied judgments or pending lawsuits against the homeowners association; and
(ii). Any pending claims, covenant violations actions, or notices of default against the lot; and

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RE/MAX Results, 5202 Presidents Court #310 Frederick MD 21703 Phone: 3015146163 Fax: 3016985344 Template
Bobbi Prescott Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

(5). A copy of:

(i). The articles of incorporation, the declaration, and all recorded covenants and restrictions of the primary development, and of other related developments to the extent reasonably available, to which the buyer shall become obligated on becoming an owner of the lot, including a statement that these obligations are enforceable against an owner's tenants, if applicable; and
(ii). The bylaws and rules of the primary development, and of other related developments to the extent reasonably available, to which the buyer shall become obligated on becoming an owner of the lot, including a statement that these obligations are enforceable against an owner and the owner's tenants, if applicable.

If you have not received all of the MHAA information 5 calendar days or more before entering into the contract, you have 5 calendar days to cancel the Contract after receiving all of the MHAA information. You must cancel the contract in writing, but you do not have to state a reason. The seller must also provide you with notice of any changes in mandatory fees exceeding 10 percent of the amount previously stated to exist and copies of any other substantial and material amendment to the information provided to you. You have 3 calendar days to cancel this contract after receiving notice of any changes in mandatory fees, or copies of any other substantial and material amendments to the MHAA information which adversely affect you.

If you do cancel the contract, you will be entitled to a refund of any deposit you made on account of the contract. However, unless you return the MHAA information to the seller when you cancel the contract, the seller may keep out of your deposit the cost of reproducing the MHAA information, or $100, whichever amount is less. If the deposit is held in trust by a licensed real estate broker, the return of the deposit to you shall comply with the procedures set forth in Section 17-505 of the Business Occupations and Professions Article of the Maryland Code.

By purchasing a lot within this development, you will automatically be subject to various rights, responsibilities, and obligations, including the obligation to pay certain assessments to the homeowners association within the development. The lot you are purchasing may have restrictions on:

A. Architectural Changes, Design, Color, Landscaping, Or Appearance;
B. Occupancy Density;
C. Kind, Number, Or Use Of Vehicles;
D. Renting, Leasing, Mortgaging Or Conveying Property;
E. Commercial Activity; Or
F. Other Matters.

You should review the MHAA information carefully to ascertain your rights, responsibilities, and obligations within the development.

		Signed by: John Edwin Hartner, Jr 10/8/2026	
Buyer	Date	Seller 4[illegible]4EF853445D...	Date
		Signed by: 10/7/2026	
Buyer	Date	Seller [illegible]ED91ED7ABA3459...	Date

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Maryland REALTORS®

MARYLAND HOMEOWNERS ASSOCIATION ACT
DISCLOSURES TO BUYER AND TRANSMITTAL OF DOCUMENTS

For resale of a lot within a development of ANY size
OR for the initial sale of a lot within a development containing 12 or fewer lots
to a person who intends to occupy or rent the lot for residential purposes.

ADDENDUM DATED _____ TO CONTRACT OF SALE
BUYER(S): _____
SELLER(S): John Edwin Hartner, Jr Beth Ann Hartner
PROPERTY: 12 Dean Lane, Middletown, MD 21769

The following disclosures are provided by the Vendor ("Seller") to the Buyer who intends to occupy or rent the lot for residential purposes pursuant to 11B-106 of the Maryland Homeowners Association act ("the Act"):

(1). The lot which is the subject of the contract of sale is located within the development known as Middletown Glen

(2). (i). The current monthly fees or assessments imposed by the homeowners association upon the lot are $ 82.00 per month payable on a monthly basis.

(ii). The total amount of fees, assessments, and other charges imposed by the homeowners association upon the lot during the prior fiscal year of the homeowners association was:
$ 86.00 monthly .

(iii). The fees, assessments, or other charges imposed by the homeowners association against the lot are _____ or are not (**Seller to initial applicable provision**) delinquent. If any of the foregoing are delinquent, Seller to explain, giving amounts and dates of delinquency:
Initial JEH Initial BAH

_____

_____

(3). Seller to initial (i) or (ii) and complete as appropriate:

Initial JEH Initial BAH (i). The name, address, and telephone number of the management agent of the homeowners association, or other officer or agent authorized by the homeowners association to provide to members of the public, information regarding the homeowners association and the development is:
Name: Middletown Glen Homeowners Association, Inc.
Address: PO Box 1056, Havre De Grace, MD 21078 / Admin@infoHOA.com
Telephone: 410-939-1500

_____ (ii). No agent or officer is presently so authorized by the homeowners association.

(4). Seller to initial (i) or (ii) and complete as appropriate:

_____ (i). Seller has actual knowledge of: (Seller to initial all which apply)
_____ A. The existence of any unsatisfied judgments or pending lawsuits against the homeowners association: if (A) is initialed, explain: _____

_____

_____ B. Any pending claims, covenant violations actions, or notices of default against the lot. If (B) is initialed, explain: _____

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4. **NOTICE ON ZONES OF DEWATERING INFLUENCE:** The property may be located in a "Zone of Dewatering Influence." Such a zone is defined under Maryland law as the area surrounding a surface pit mine in "karst" terrain (limestone and carbonate rock containing closed depressions, sinkholes, caverns, cavities, and underground channels), where groundwater has been depleted through pumping activities in the subject mine. Dewatering of karst terrain may result in gradual caving in or sinking of the surface of the land. Dewatering may also result in declining groundwater levels, which may affect the yield of wells on a property. The Maryland Department of the Environment (MDE) is required to provide on its website for use by the public a searchable map of established zones of dewatering influence. The MDE website can be accessed at https://mde.maryland.gov/programs/LAND/mining/Pages/mapping.aspx

   A PURCHASER OF REAL PROPERTY LOCATED IN BALTIMORE COUNTY, CARROLL COUNTY, FREDERICK COUNTY, OR WASHINGTON COUNTY IS ADVISED TO CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT TO DETERMINE WHETHER THE REAL PROPERTY FOR PURCHASE IS LOCATED WITHIN A ZONE OF DEWATERING INFLUENCE. MARYLAND LAW PROVIDES CERTAIN REMEDIES FOR PROPERTY IMPACTED BY DEWATERING.

5. **MARYLAND PIEDMONT RELIABILITY PROJECT ELECTRIC POWER LINE: This disclosure pertains to properties in Baltimore, Carroll, and Frederick Counties.**

   The Maryland Piedmont Reliability Project ("Project") is a PROPOSED 500kV electric power line transmission system expected to cross BALTIMORE, CARROLL, AND FREDERICK COUNTIES. If this property is located in Baltimore, Carroll or Frederick County, it is strongly advised that you obtain further information from the websites below to determine whether the proposed transmission line will affect the property directly or indirectly. Project website:
   https://corporate.pseg.com/aboutpseg/companyinformation/thepsegfamilyofcompanies/psegrenewabletransmission/mprp
   Maryland Public Service Commission website: https://www.psc.state.md.us/

6. **FREDERICK COUNTY PUBLIC SCHOOL BOUNDARIES:**
   The Frederick County Public School boundaries and assignments are subject to change periodically. For more information and to verify school assignments, visit the Frederick County Public School website at https://www.fcps.org/ or call 240-586-8454.

Signed by: John Edwin Hartner, Jr 10/8/2026 2123BBEF853445D...			
Seller	Date	Buyer	Date
Signed by: 10/7/2026 CDD1ED7ABA3459...			
Seller	Date	Buyer	Date

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Maryland REALTORS®

NOTICE TO BUYER AND SELLER OF BUYER'S RIGHTS AND SELLER'S OBLIGATIONS UNDER MARYLAND'S SINGLE FAMILY RESIDENTIAL PROPERTY CONDITION DISCLOSURE LAW

ADDENDUM dated _____ to the Contract of Sale between Buyer and Seller John Edwin Hartner, Jr Beth Ann Hartner for Property known as 12 Dean Lane, Middletown, MD 21769 .

NOTE: This notice does not apply to: (1) the initial sale of single family residential property which has never been occupied, or for which a certificate of occupancy has been issued within one year prior to the date of the Contract; (2) a transfer that is exempt from the transfer tax under Subsection 13-207 of the Tax-Property Article, except land installments contracts of sale under Subsection 13-207(a)(11) of the Tax-Property Article and options to purchase real property under Subsection 13-207(a)(12) of the Tax-Property Article; (3) a sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure; (4) a sheriff's sale, tax sale, or sale by foreclosure, partition or by court appointed trustee; (5) a transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust; (6) a transfer of single family residential real property to be converted by the buyer into a use other than residential use or to be demolished; or (7) a sale of unimproved real property.

Section 10-702 of the Real Property Article of the Annotated Code of Maryland ("Section 10-702") requires that a seller of a single family residential property ("the property") deliver to each buyer, on or before entering into a contract of sale, on a form published and prepared by the Maryland Real Estate Commission, **EITHER:**

(A) A written property condition disclosure statement listing all defects including latent defects, or information of which the seller has actual knowledge in relation to the following:

(i) Water and sewer systems, including the source of household water, water treatment systems, and sprinkler systems;
(ii) Insulation;
(iii) Structural systems, including the roof, walls, floors, foundation and any basement;
(iv) Plumbing, electrical, heating, and air conditioning systems;
(v) Infestation of wood-destroying insects;
(vi) Land use matters;
(vii) Hazardous or regulated materials, including asbestos, lead-based paint, radon, underground storage tanks, and licensed landfills;
(viii) Any other material defects, including latent defects, of which the seller has actual knowledge;
(ix) Whether the required permits were obtained for any improvements made to the property;
(x) Whether the smoke alarms:
1. will provide an alarm in the event of a power outage;
2. are over 10 years old; and
3. if battery operated, are sealed, tamper resistant units incorporating a silence/hush button and use long-life batteries as required in all Maryland homes by 2018; and
(xi) If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, whether a carbon monoxide alarm is installed on the property.

"Latent defects" under Section 10-702 means material defects in real property or an improvement to real property that:

(i) A buyer would not reasonably be expected to ascertain or observe by a careful visual inspection, and
(ii) Would pose a threat to the health or safety of the buyer or an occupant of the property, including a tenant or invitee of the buyer;

OR

(B) A written disclaimer statement providing that:

(i) Except for latent defects of which the seller has actual knowledge, the seller makes no representations or warranties as to the condition of the real property or any improvements on the real property; and
(ii) The buyer will be receiving the real property "as is," with all defects, including latent defects, that may exist, except as otherwise provided in the contract of sale of the property.

At the time the disclosure or disclaimer statement is delivered to you ("the buyer"), you are required to date and sign a written acknowledgement of receipt on the disclosure or disclaimer statement which shall be included in or attached to the contract of sale.

Section 10-702 further provides that a buyer who receives the disclosure or disclaimer statement on or before entering into a contract of sale does not have the right to rescind the contract based upon the information contained in the disclosure or disclaimer statement.

You are hereby notified that, in certain circumstances, you have the right to rescind your contract with the seller if the seller fails to deliver to you the written property condition disclosure or disclaimer statement. Section 10-702 provides that a buyer who does not receive the disclosure or disclaimer statement on or before entering into the contract has the unconditional right, upon written notice to the seller or seller's agent.

(i) To rescind the contract at any time before the receipt of the disclosure or disclaimer statement or within 5 days following receipt of the disclosure or disclaimer statement; and
(ii) To the immediate return of any deposits made on account of the contract.

Your right to rescind the contract under Section 10-702 terminates if not exercised before making a written application to a lender for a mortgage loan, if the lender discloses in writing at or before the time application is made that the right to rescind terminates on submission of the application or within 5 days following receipt of a written disclosure from a lender who has received your application for a mortgage loan, if the lender's disclosure states that your right to rescind terminates at the end of that 5 day period.

Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void. Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

(i) Closing or occupancy by you, whichever occurs first, in the event of a sale; or
(ii) Occupancy, in the event of a lease with option to purchase.

The information contained in the property condition disclosure statement is the representation of the seller and not the representation of the real estate broker or sales person, if any. A disclosure by the seller is not a substitute for an inspection by an independent professional home inspection company. You should consider obtaining such an inspection. The information contained in a disclosure statement by the seller is not a warranty by the seller as to the condition of the property of which condition the seller has no actual knowledge or other condition, including latent defects, of which the seller has no actual knowledge. The seller is not required to undertake or provide an independent investigation or inspection of the property in order to make the disclosures required by Section 10-702. The seller is not liable for an error, inaccuracy or omission in the disclosure statement if the error, inaccuracy or omission was based upon information that was not within the actual knowledge of the seller or was provided to the seller by a third party as specified in Section 10-702(i) or (j).

You may wish to obtain professional advice about the property or obtain an inspection of the property.

The undersigned buyer(s) and seller(s) acknowledge receipt of this notice on the date indicated below and acknowledge that the real estate licensee(s) named below have informed the buyer(s) and the seller(s) of the buyer(s)' rights and the seller(s)' obligations under Section 10-702.

		Signed by: John Edwin Hartner, Jr	10/8/2026
Buyer's Signature	Date	Seller's Signature	Date
		Signed by: Bobbi Hartner	10/7/2026
Buyer's Signature	Date	Seller's Signature	Date
		DocuSigned by: Bobbi Prescott	10/7/2026
Agent's Signature	Date	Agent's Signature	Date

Bobbi Prescott

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FREDERICK COUNTY ASSOCIATION OF REALTORS®

FREDERICK COUNTY NOTICES AND DISCLOSURES

This disclosure statement is attached to and hereby made a part of the Contract dated _____ between John Edwin Hartner, Jr Beth Ann Hartner (Buyer) and _____ (Seller) for the property located in the County of Frederick, State of Maryland, described as 12 Dean Lane, Middletown, MD 21769 (the "Property").

1. **MASTER PLANS AND ZONING ORDINANCES:** Buyers have the right to review any applicable master plans and zoning ordinances, including but not limited to: Frederick Municipal Airport Overlay Zone, Historic Preservation Overlay District, National Register of Historic Places, Livable Frederick Master Plan, Carroll Creek Overlay District, and Monocacy Scenic River Management Plan, or other maps and information relating to planned land uses, roads, highways and the location of parks and other public facilities affecting the property. This information may be found online or at most local, county or state offices such as Parks and Recreation, Planning and Zoning, etc.

2. **FREDERICK COUNTY RIGHT TO FARM ORDINANCE NO. 96-23-175:** FREDERICK COUNTY ALLOWS AGRICULTURAL OPERATIONS (as defined in the Frederick County Right to Farm Ordinance) WITHIN THE COUNTY. Buyer(s) may be subject to inconveniences or discomforts arising from such operations, including but not limited to: noise, odors, fumes, dust, flies, the operation of machinery of any kind during any 24-hour period (including aircraft), vibration, the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, and pesticides. Frederick County has determined that inconveniences or discomforts associated with such agricultural operations shall not be considered to be an interference with reasonable use and enjoyment of land, if such operations are conducted in accordance with generally accepted agricultural management practices. Frederick County has established an Agricultural Reconciliation Committee to assist in the resolution of disputes which might arise between persons in this County regarding whether agricultural operations conducted on agricultural lands are causing an interference with the reasonable use and enjoyment of land or personal well-being and whether those operations are being conducted in accordance with generally accepted agricultural practices. If you have any questions concerning this policy or the Reconciliation Committee, please contact the Frederick County Planning Department.

3. **SPECIAL TAXING DISTRICT OR COMMUNITY DEVELOPMENT AUTHORITY (CDA)**: The property may be part of a Special Taxing District or Community Development Authority (CDA). There are Special Taxing Districts and CDAs in Frederick County, including but not limited to: Lake Linganore CDA, Urbana CDA, Brunswick Crossing, Lake Linganore-Oakdale CDA, Jefferson Tech Park, and others. For the most accurate and up-to-date information, please contact MuniCap, Inc. at (443) 539-4101.

If this sale is subject to a tax or fee of a Special Taxing District or CDA, State law requires that the seller disclose to the buyer at or before the time the contract is entered into, or within 20 calendar days after entering into the contract, certain information concerning the property being purchased. The content of the information to be disclosed is set forth in §10-704 of the Real Property Article of the Maryland Annotated Code and includes the amount of the current annual tax or fee, the number of years remaining for the tax or fee, and a statement of whether any tax or fee against the property is delinquent.

- The amount of the current annual tax or fee of the Special Taxing District or Community Development Authority on the property is $_____.
- The number of years remaining for the tax or fee of the Special Taxing District or Community Development Authority on the property is _____.
- Any tax or fee of the Special Taxing District or Community Development Authority against the property ☐ is delinquent or ☐ is not delinquent.

Initial Initial (ii). Seller has no actual knowledge of any of the items listed in (4)(i) above.

(5). (i). Attached are copies of the following documents relating to the development and the homeowners association to which the Buyer shall become obligated upon becoming the owner of the lot: (Seller to initial all applicable items.)

Initial Initial A. Articles of incorporation;

B. Declaration of covenants and restrictions;

Initial Initial C. All recorded covenants and restrictions of the primary developments, and of other related developments to the extent reasonably available;

Initial Initial D. The bylaws and rules of the primary development, and other related developments to the extent reasonably available.

(ii). Obligations contained in the attached copies of documents: (Seller to initial any applicable provision.)

A. Are Initial Initial or Are Not _____ enforceable against an owner;

B. Are Initial Initial or Are Not _____ enforceable against the owner's tenants.

The information contained in this Addendum issued pursuant to Section 11B-106(b) of the Maryland Homeowners Association Act is based on the Seller's actual knowledge and belief and is current as of the date hereof.

Seller hereby acknowledges that Seller has provided all information necessary to complete this Addendum, in compliance with the Act, and that Seller has reasonable grounds to believe and does believe, after reasonable investigation, that the information and statements herein provided to Buyer are true and that there is no omission to state a material fact necessary to make the statements not misleading.

Signed by: John Edwin Hartner, Jr
DocuSigned by: 853445D...

Seller **Date**

Signed by:
DocuSigned by: ED7ABA3459...

Seller **Date**

Buyer hereby acknowledges that Buyer, on the date indicated below, has received all of the disclosures contained herein, including attachments as indicated, and that Seller has fully complied with the disclosure requirements of the Act.

Buyer **Date**

Buyer **Date**

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Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com **Template**

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MLS Errors
Disclosure Statement

All Parties related to the sale of this property understand and accept that the MLS system used to relay pertinent information to others regarding this property may contain errors and inadvertent inaccuracies.

Information contained within an MLS data source should be considered a SECOND SOURCE of information which could have been pulled from inaccurate public records and other sources. It is the Buyer(s) & Seller(s) responsibility to ensure accuracy of all information contained within. MLS information is general in nature and indeed not a guarantee of 100% accuracy.

As a Seller, you acknowledge that you have reviewed the MLS printout prior to entering a sales/purchase contract with any Buyer and all information is to the best of your knowledge.

As a Buyer, you acknowledge that you have reviewed the MLS printout prior to entering into a purchase agreement with the Seller. You understand information contained within the MLS printout could contain errors and inadvertent inaccuracies.

Buyer _____ Date _____ Seller Signed by: John Edwin Hartner, Jr 212334EF853445D... Date 10/8/2026

Buyer _____ Date _____ Seller Signed by: Beth Hartner CFDD1ED7ABA3459... Date 10/7/2026

Property Address 12 Dean Lane, Middletown, MD 21769

Docusign Envelope ID: 85F94197-EBDD-8BC3-8023-541371F0AAC1



STATE OF MARYLAND
REAL ESTATE COMMISSION

Consent for Dual Agency

(In this form, the word "seller" includes "landlord"; "buyer" includes "tenant"; and "purchase" or "sale" includes "lease")

When Dual Agency May Occur

The possibility of Dual Agency arises when:

1) The buyer is interested in a property listed by a real estate broker; and

2) The seller's agent and the buyer's agent are affiliated with the same real estate broker.

Important Considerations Before Making a Decision About Dual Agency

A broker or broker's designee, acting as a dual agent does not exclusively represent either the seller or buyer; there may be a conflict of interest because the interests of the seller and buyer may be different or adverse. As a dual agent, the real estate broker does not owe undivided loyalty to either the seller or buyer.

Before the buyer and seller can proceed to be represented by a broker acting as a dual agent, they must both sign Consent for Dual Agency. If the buyer has previously signed Consent for Dual Agency, the buyer must **affirm** the buyer's consent for the purchase of a particular property before an offer to purchase is presented to the seller. If the seller has previously signed Consent for Dual Agency, the seller must **affirm** the seller's consent for the sale of the property to a particular buyer before accepting an offer to purchase the property. The **affirmation** is contained on Page 2 of this form.

Your Choices Concerning Dual Agency

In a possible dual agency situation, the buyer and seller have the following options:

1. **Consent in writing to dual agency**. If all parties consent in writing, the real estate broker or the broker's designee (the "dual agent") shall assign one real estate agent affiliated with the broker to represent the seller (the seller's "intra-company agent") and another agent affiliated with the broker to represent the buyer (the buyer's "intra-company agent"). Intra-company agents are required to provide the same services to their clients that agents provide in transactions not involving dual agency, including advising their clients as to price and negotiation strategy.

2. **Refuse to consent to dual agency. If either party refuses to consent in writing to dual agency**, the real estate broker must terminate the brokerage relationship for that particular property with the buyer, the seller, or both. If the seller terminates the brokerage agreement, the seller must then either represent him or herself or arrange to be represented by another real estate company. If the buyer terminates the brokerage agreement, the buyer may choose not to be represented but simply to receive assistance from the seller's agent, from another agent in that company, or from a subagent from another company. Alternatively, the buyer may choose to enter into a written buyer agency agreement with a different broker/company.

RE/MAX Results, 5202 Presidents Court #310 Frederick MD 21703 Phone: **3015146163** Fax: **3016985344** **Template**
Bobbi Prescott
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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Duties of a Dual Agent and Intra-Company Agent

Like other agents, unless the client gives consent to disclose the information, dual agents and intra-company agents must keep confidential information about a client's bargaining position or motivations. For example, without written consent of the client, a dual agent or intra-company agent may not disclose to the other party, or the other party's agent:

1) Anything the client asks to be kept confidential; *
2) That the seller would accept a lower price or other terms;
3) That the buyer would accept a higher price or other terms;
4) The reasons why a party wants to sell or buy, or that a party needs to sell or buy quickly; or
5) Anything that relates to the negotiating strategy of a party.

*** Dual agents and intra-company agents must disclose material facts about a property to all parties.**

How Dual Agents Are Paid

Only the broker receives compensation on the sale of a property listed by that broker.

If a financial bonus is offered to an agent who sells property that is listed with his/her broker, this fact must be disclosed in writing to both the buyer and seller.

Consent for Dual Agency

I have read the above information, and I understand the terms of the dual agency. I understand that I do not have to consent to a dual agency and that if I **refuse** to consent, there will not be a dual agency; and that I may withdraw the consent at any time upon notice to the dual agent. I hereby **consent** to have

RE/MAX Results act as a Dual Agent for me as the
(Firm Name)

_X_ **Seller** in the sale of the property at: 12 Dean Lane, Middletown, MD 21769

Buyer in the purchase of a property listed for sale with the above-referenced broker.

Signed by: John Edwin Hartner, Jr 10/8/2026
Signature Date

Signed by: Beth Hartner 10/7/2026
Signature Date

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

The undersigned **Buyer(s)** hereby affirm(s) consent to dual agency for the following property:

Property Address

Signature Date Signature Date

The undersigned **Seller(s)** hereby affirm(s) consent to dual agency for the Buyer(s) identified below:

Name(s) of Buyer(s)

Signature Date Signature Date

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NOTIFICATION OF DUAL AGENCY WITHIN A TEAM

Under Maryland law, a team that provides real estate brokerage services must consist of two or more associate brokers or salespersons, or a combination of the two, who:

1. work together on a regular basis;
2. represent themselves to the public as being part of one entity; and
3. Designate themselves by a collective name such as "team" or "group."

The team operates within a brokerage, and team members are supervised by a team leader as well as by the broker, and, if they work in a brokerage branch office, by the branch office manager.

The law permits one member of a team to represent the buyer and one member to represent the seller in the same transaction only if certain conditions are met. If both parties agree, the **broker** of the real estate brokerage with which the salespersons or associate brokers are affiliated or the **broker's designee** (the "dual agent") shall designate one team member as the intra-company agent for the buyer and another team member as the intra-company agent for the seller. No one else may make that designation.

The law also requires that the buyer and seller each be notified in writing that the two agents are members of the same team, and that the team could have a financial interest in the outcome of the transaction in addition to any financial benefit obtained by selling one of the broker's own listings. THIS CONSTITUTES YOUR NOTICE OF THOSE FACTS.

Dual agency may occur only if both parties consent to it, and sign the Consent for Dual Agency form prescribed by the Real Estate Commission. If you have concerns or questions about being represented by a team member when another team member represents the other party, you should address these to the broker or branch office manager before signing the Consent form.

This form must be presented to the buyer and seller at the time the real estate licensee presents the disclosure of agency relationships. For the seller, that should occur no later than when the seller signs the listing agreement. For the buyer, that should occur no later than the initial scheduled showing of the property, subject of this transaction.

ACKNOWLEDGMENT OF RECEIPT OF NOTICE
I/we acknowledge receipt of the Notification of Dual Agency within a Team.

Signed by:
John Edwin Hartner, Jr _____ DATE: 10/8/2026
212334EF853445D...

Signed by:
Beth Hartner _____ DATE: 10/7/2026
CFDD1ED7ABA3459...

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BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT
Maryland

To (Client's Name(s)): John Edwin Hartner, Jr Beth Ann Hartner

Property Address: 12 Dean Lane, Middletown, MD 21769
Street City State Zip

From: RE/MAX Results ("Broker") and Agent: Bobbi Prescott

This is to give you notice that RE/MAX Results and Agent have business relationships (e.g. direct or indirect ownership interests, joint ventures and/or office leases) with the following title and closing settlement service providers: Community Title Network, LLC, as an independently owned settlement company. Because of these relationships, this referral may provide RE/MAX Results and/or Agent a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are **NOT** required to use the listed provider as a condition for purchase, sale, or refinance of the subject property. **THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES**.

TITLE INSURANCE CHARGES
Title Insurance Fees provided by Community Title Network, LLC:

Owner's Title Insurance Policy: Estimated charges for Enhanced Coverage calculated per Thousand Dollars (per $1,000) of sales price as follows:

Maryland	
First $250,000	$ 6.15
$250,001-$500,000	$ 5.25
$500,001-$1,000,000	$ 4.50
$1,000,001- $5,000,000	$ 3.55

Additional charges
Simultaneous issue of Lenders' Title Insurance Policy is $200.00 per Loan Policy
Insured Closing Protection Letter is $ 45.00 per Loan Policy.

Estimated owners' title insurance premiums (per $1,000 of sales price) are provided above for "enhanced" coverage. Other options may be available, including less comprehensive "standard" coverage and a "reissue rate," which could reduce your charges

Settlement Fees provided by Community Title Network, LLC:

Buyer Settlement Fees: $600- $1,100 Seller Settlement Fees: $450 -$850

Additional service fees charged by 3rd party vendors for Title Abstracts generally range from $110-$300 and for Location Surveys generally range from $250- $600.

ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that RE/MAX Results and Agent are referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

Signed by: John Edwin Hartner, Jr / 10/8/2026
Signature 21232AE853445D... Date

Signed by: Beth Hartner / 10/7/2026
Signature CFDD1ED7ABA3459... Date

Docusign Envelope ID: 85F94197-EBDD-8BC3-8023-541371F0AAC1

BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT
Maryland

To (Client's Name(s)): _____

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Street City State Zip

From: RE/MAX Results ("Broker") and Agent: Bobbi Prescott

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ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that RE/MAX Results and Agent are referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

_____ / _____ _____ / _____
Signature Date Signature Date